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Sent: Friday, June 16, 2023 11:00 PM

To: planadmin <planadmin@milwaukee.gov>; Bauman, Robert <rjbauma@milwaukee.gov>

Subject: File No. 230044

June 16, 2023

To whom it may concern,

Today I received a notice in the mail that the referenced apartment property, which has been under construction across the street from my condo for more than TWO YEARS and is still not complete is now petitioning the City Plan Commission to allow 90 units in the building to be short term rentals. That is a full 36% of the building! I am writing today to ask the Commission NOT to approve this request.

Cities all over America are finding that short term rentals create far more harm than benefit, particularly when they are in residential neighborhoods. Many of the cities in the California desert where I reside in the winter have either banned rentals for less than a month, or have severely limited them geographically and numerically. Where they do exist there are strict noise and nuisance ordinances and a single complaint to the city from neighbors requires the landlord to evict the renter or face stiff fines each day the renter remains.

Moreover, research has shown that short term rentals have cumulative negative effects on quality of life in neighborhoods where they are concentrated. There are frequent issues with noise, parking, trash and an influx of strangers which can change the character of a neighborhood completely. This has been the case not only in large cities like New York, but also in much smaller places like Palm Springs and Santa Monica. People in short term rentals are on vacation and they like to party—late and loud.

Short term rentals have an unfair advantage over traditional lodging by being unregulated or less regulated. Often short term rentals don't pay tourist taxes. According to the Business Journal, in March of 2023, downtown hotel occupancy in Milwaukee finally moved above 50% suggesting that there is no pressing need for 'hotel' rooms in the area near this building.

Removing these units from the long term rental market will cause other long term rents to rise and contribute to housing shortages in the area.

In addition, I ask you not to approve this new petition because I feel that New Land has not been a good neighbor during the ongoing construction process. They start work Monday through Saturday between 5 am and 5:45 am and the reason we know this is that they wake us up every morning with back up alarms, tractors and shouting. I complained to the office of our Alderman and his staff contacted the contractor last summer and again this summer twice and not one thing has changed. Their workers often block the street car with construction or deliveries blocking the streetcar. Their workers park in the Metro Mart parking structure completely filling the top floor and forcing seniors and disabled people to park on the lower floors and schlep their groceries back to their subterranean cars. They have already demonstrated that they have no regard for the residents of our neighborhood, nor the city laws regarding construction noise before 7 am even after being called multiple times by our alderman's staff. Based on this we can imagine exactly how they would manage neighborhood issues at their 90 short term rentals.

If the City decides to allow this request, I ask for myself and the residents around the building that the process be heavily regulated. Trash must be picked up at least 4 times a day. Illegal parking or waiting on Jackson Street should not be tolerated. Any complaint about noise from the short term rental units should result in a fine of \$8000 for each occurrence and the offenders must be immediately evicted. The short term units should pay all applicable taxes and be regulated as a hotel.

Ninety short-term rental units in a single building is not the same as a single one in a home every 6 blocks. The petitioner is asking for 90 units of short term rental in just ½ block of city space. If New Land Enterprises wanted to build a hotel, then they should have done it in the first place. Why have zoning at all if the builder can bait and switch like this mid-way through construction? The chance to have a 90 room hotel on this spot passed over two years ago. Please say no.

I thank you for your attention.

Jacob Frick

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